
FACADE IMPROVEMENT PROGRAM

Guidelines

January 2006

Purpose

To improve the exterior appearance of commercial buildings and properties within the Redevelopment Project Area, by providing full reimbursement for architectural/design work, full reimbursement for City Site and Architectural Review fees, and 50% rebates for exterior property improvements.

Eligibility

Following are the eligibility criteria for this program.

- \$ The applicant must be the owner of the property being improved.
- \$ The property must be located either within the CC & R Zoning District of the Downtown, or along the Monterey Road, Dunne Avenue, or Tennant Avenue corridors,
- \$ The property must not have received assistance through this program for at least five years.
- \$ An application form with supporting documentation must be submitted before work begins to determine program eligibility.
- \$ All program participants will be required to enter into a “Facade Easement Agreement” with the Redevelopment Agency.

Financial Assistance

1. Architecture/Design
Program participants are eligible for full reimbursement of architecture/design consultants fees as follows:
 - when improvement costs are less than \$30,000: \$2,000.
 - when improvements cost are between \$30,000 - \$60,000: \$3,000
 - when improvement costs exceed \$60,000: \$4,000
2. Site and Architectural Review Fees
Program participants are eligible for full reimbursement of City Site and Architectural Review fees (if required).
3. Exterior Property Improvements
Improvements allowable under the program include:

- Demolition of vacant or obsolete buildings and removal of debris.
- \$ Removal of old signs, awnings and other exterior clutter.
- \$ New signs, and or awnings.
- \$ Exterior cleaning and/or painting.
- \$ On-site surface improvements visible from the street.
- \$ Landscaping and irrigation
- \$ Decorative fencing.
- \$ Other exterior storefront improvements.

For approved Exterior Property Improvements costing up to \$90,000*, the Agency will rebate 50% of the costs.

*Rebates of \$30,000-\$45,000 (for improvement costs above \$60,000) must meet the following criteria:

- The property contains a stand-alone building, a building of two or more stories, or contains features that distinguish it as a highly visible, prominent building, and
- The building has two or more sides visible from public rights-of-way, parking lots and/or major public walkways.

Required Easement

A maintenance (non-financial) easement will be recorded against all assisted properties. For Downtown properties receiving improvement rebates of \$30,000 or less, a 5-year façade easement is required. All other properties will have a 10-year easement.

Application Process

Application forms are available by calling or writing to the:

City of Morgan Hill
Business Assistance and Housing Services Department
17555 Peak Avenue
Morgan Hill 95037
(408)776-7373

Under this program, financial assistance from the Redevelopment Agency is at the discretion of the Executive Director of the Morgan Hill Redevelopment Agency and is subject to negotiation.